

Green Infrastructure Statement:

Minor Development / Homeowner

Site Address: 21 Pitchford Lane, Llandarcy, Neath. SA10 6FL.

Proposed Development: Conversion of existing garage into an additional living accommodation, the works for which include the replacement of existing garage door with a new window, and the installation of patio door on the side elevation.

Site description: The application site comprises a single residential dwelling with a detached garage, set within a domestic curtilage. The property includes a driveway to the side and a private garden space to the rear. The existing garage forms is located entirely within the developed footprint of the site.

The site is not subject to any statutory ecological designations, and there are no protected trees, watercourses, or designated habitats within the application boundary.

Surrounding Area description: The surrounding area is predominantly residential in character, consisting of similar dwellings with private driveways and gardens.

There are no sites of ecological or landscape designation immediately adjacent to the application site. The proposed development sits within an established built-up area where green infrastructure is primarily provided through domestic gardens, street trees, and nearby open spaces.

Development Impacts:

The proposed development involves the conversion of an existing garage into habitable accommodation. The works are wholly contained within the footprint of the existing structure and do not require any extension, additional hardstanding, or changes to site levels.

No vegetation will be removed and there will be no loss of garden space as a result of the proposal. The development is not expected to have any adverse impacts on biodiversity, surface water management, or the wider green infrastructure network.

Biodiversity Enhancements Proposed

Although the proposal is minor in scale, proportionate measures are proposed to support biodiversity and align with the objectives of national and local planning policy. These include:

- Provision of at least one bird box or bat box on the dwelling or garage structure, installed in an appropriate location.
- Minimisation of external lighting to avoid unnecessary disturbance to nocturnal wildlife.

These measures will ensure the proposal delivers a modest biodiversity benefit appropriate to the scale of the development.

Conclusion.

The proposed garage conversion will not result in the loss of green infrastructure or harm to existing ecological features. By retaining all existing landscaping and incorporating small-scale biodiversity enhancements, the development will make a positive contribution to local biodiversity.

Overall, the proposal is considered to be appropriate in terms of green infrastructure and fully compliant with relevant planning policy for sustainable residential development.

Signed: *J. D. Agar*

Dated: 20/01/2026